

RECEIVED: May 27, 2026

Notice of Appeal

(Pursuant to Section 28 of the *Planning Act*)

TO: The Island Regulatory and Appeals Commission
National Bank Tower, Suite 501, 134 Kent Street
P.O. Box 577, Charlottetown PE C1A 7L1
Telephone: 902-892-3501 Toll free: 1-800-501-6268
Fax: 902-566-4076 Website: www.irac.pe.ca


NOTE:
Appeal process is a public process.

TAKE NOTICE that I/we hereby appeal the decision made by the Minister responsible for the administration of various development regulations of the *Planning Act* or the Municipal Council of the Town of Stratford (name of City, Town or Community) on the 13th day of May, 2026, wherein the Minister/Community Council made a decision to deny the application of CMLMT Holdings Ltd. to change the future conditional use to construct two (2) 10-unit Stacked Townhouse Dwelling complexes on the north lot proposed under SD004-25, which north lot is a consolidation of parcel numbers 190173 and 529545 (the "Proposed Development"). (attach a copy of the decision).

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, the grounds for this appeal are as follows: (use separate page(s) if necessary)
Please see attached.

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28.(5) of the *Planning Act*, I/we seek the following relief: (use separate page(s) if necessary)
Please see attached.

EACH APPELLANT MUST COMPLETE THE FOLLOWING: (print separate sheets as necessary)

Name(s) of Appellant(s): CMLMT Holdings Ltd. Signature(s) of Appellant(s): 
Please Print
Maggie Grimmer
Lawyer for Appellant
Mailing Address: 65 Queen Street City/Town: Charlottetown
Province: Prince Edward Island Postal Code: C1A 7L1
Email Address: mgrimmer@csmlaw.com, nmckenna@csmlaw.com Telephone: 902-626-4262

Dated this 27th day of May, 2026.
day month year

IMPORTANT

Under Section 28.(6) of the *Planning Act*, the Appellant must, within seven days of filing an appeal with the Commission serve a copy of the notice of appeal on the municipal council or the Minister as the case may be.

Service of the Notice of Appeal is the responsibility of the Appellant

Information on this Form is collected pursuant to the *Planning Act* and will be used by the Commission in processing this appeal. For additional information, contact the Commission at 902-892-3501 or by email at info@irac.pe.ca.

NOTICE OF APPEAL (CONTINUED)

(Pursuant to Section 28 of the *Planning Act*)

Name of Applicant:	CMLMT Holdings Ltd.
Municipal Council:	Town of Stratford
Date of Decision:	May 13, 2026
Decision under Appeal:	The denial of the Appellant's application to change the future conditional use to construct two (2) 10-unit Stacked Townhouse Dwelling complexes on the north lot to be created by the Swallow Drive Extension proposed under SD004-25, the north lot being a consolidation of parcel numbers 190173 and 529545 and located within the Medium Density Residential (R2) Zone (the "Proposed Development").

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28(5) of the *Planning Act*, the grounds for this appeal are as follows:

The Town of Stratford (the "Town"), in its decision to deny the Proposed Development:

1. Failed to follow the recommendations of the Town's Planning, Development and Heritage Committee to approve the Proposed Development, subject to certain conditions;
2. Failed to comply with the Town of Stratford's Zoning and Development Bylaw, which Bylaw expressly permits Stacked Townhouse Dwellings, having up to twelve (12) Dwelling Units up to 40% of the block, as a Conditional Use in the Medium Density Residential (R2) Zone;
3. Failed to comply with the Town's Official Plan, including the objectives and policies set forth therein;
4. Failed to properly consider and apply sound planning principles;
5. Failed to consider all relevant information in making its decision;

6. Failed to provide adequate reasons for its decision, contrary to the principles of natural justice and procedural fairness; and
7. Such further and other grounds as may be determined upon receipt of the complete record from the Town.

AND FURTHER TAKE NOTICE that, in accordance with the provisions of Section 28(5) of the *Planning Act*, the Appellant seeks the following relief:

1. That the Island Regulatory and Appeals Commission allow this appeal, quash the May 13, 2026 decision of the Town denying the Proposed Development, and order that the Proposed Development be approved as recommended by the Planning, Development and Heritage Committee; and
2. Such further and other relief as the Appellant may advise and the Island Regulatory and Appeals Commission may permit.



May 15, 2026

CMLMT Holdings Ltd
46 Doyle Landing
Mermaid, PE
C1B 0X4

Dear Mr. Sean McGuire:

Re: Request from CMLMT Holdings Ltd for Two (2) 10-Unit Stacked Townhouse Dwelling Complexes (Conditional Uses) for the North Lot to be created by the Swallow Drive Extension Subdivision #SD004-25

Please be advised that on May 13, 2026, at a Regular Council meeting, in accordance with subsection 7.16.1 of the Town Zoning and Development Bylaw #45, Council denied the request from CMLMT Holdings Ltd. to construct Two (2) 10-Unit Stacked Townhouse Dwelling Complexes (Conditional Uses) on the North Lot to be created by the Swallow Drive Extension Subdivision #SD004-25, for the reasons stated below:

1. The proposed development does not align with the intent of the existing R2 zone, therefore it is a spot zone, impacts the established character of the neighbourhood, and the proposal is not appropriate for the location. (Bylaw Subsections 7.16.2.(a) & (g)).
2. Importance of maintaining consistency with the Official Plan and Zoning Bylaw, protecting resident expectations, neighbourhood character, impacts of increased density on infrastructure capacity, number of units and parking spaces, increased traffic and safety, and overall compatibility with the surrounding area. (Bylaw Subsections 7.16.2.(a), (b) & (f)).
3. The significant negative impacts of such developments on the future of the Town. (Bylaw Subsection 7.16.2.(h)).
4. Current limitations with enforcing parking regulations and the potential adverse impacts on quality of life and does not fully address broader housing affordability challenges. (Bylaw Subsection 7.16.2.(a)).
5. The proposed development represents a significant change for long standing residents and concerns regarding the overall density, site context, and potential impacts on the surrounding neighbourhood. (Subsection 7.16.2.(a) &(g)).

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If you are dissatisfied with the decision of Council, you have the right to appeal to the Island Regulatory and Appeals Commission (IRAC). A notice of appeal must be filed with the Commission within 21 days after the date of the decision being appealed.

Should you have further questions please do not hesitate to contact the Stratford Planning Department at (902) 569-4257.

Sincerely,

A handwritten signature in black ink that reads "Dale McKeigan". The signature is written in a cursive style with a large, prominent "D" and "M".

Dale McKeigan
Director of Planning, Development & Heritage